

Braddock Metro Neighborhood Plan Implementation

Community Park Planning Meeting

Hosted by the Braddock Implementation Advisory Group

March 19, 2013

Charles Houston Recreation Center



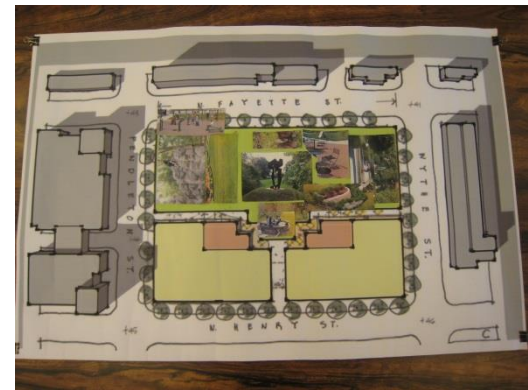
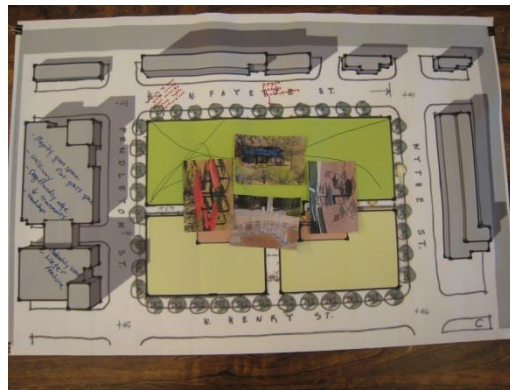
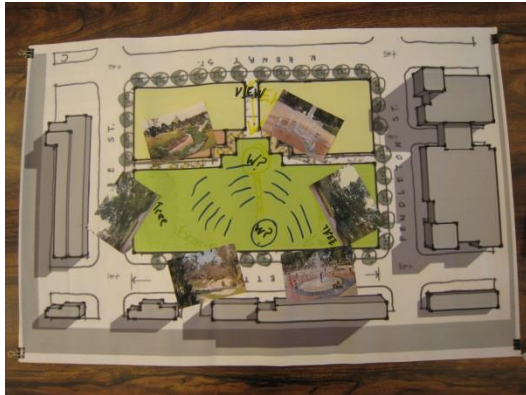
Meeting Agenda

- Welcome & Introductions
- Park Planning Community Feedback
 - *December 10, 2012 Community Meeting*
 - *March 9, 2013 Open House*
- Status of 600 N. Henry Street
- Discussion of Interim Open Space on 600 N. Henry Street
- Park Planning Next Steps
 - *April 2013: Community Meeting*
 - *May 2013: Park and Recreation Commission Hearing*
 - *Summer 2013: Park Design Consultant*



Park Planning Community Feedback

December 10, 2012 Park Planning Community Meeting



Park Planning Community Feedback

December 10, 2012 Park Planning Community Meeting

Common Themes:

- Significant green area(s)
- Seating (seat walls, benches, tables & chairs)
- Trees/landscaping, especially around perimeter
- Visibility from Route 1
- Central gathering/event space, could include public art and/or water feature
- Opportunities for fitness/activity for all ages (climbing wall or boulders, other fitness pieces, space to play games)



Park Planning Community Feedback

December 10, 2012 Park Planning Community Meeting

Other Considerations:

- Can the park design reflect the history of the site/area (railroad and old cider mill suggested)?
- How would retail on the block relate to the park? How would it be accessed?



Park Planning Community Feedback

March 9, 2013 Park Planning Open House



Photos Courtesy of Old Town Patch



Park Planning Community Feedback

March 9, 2013 Park Planning Open House

Common Themes:

- Park Configuration Concept D is preferred
- Neighborhood Retail Post Office should remain
- Passive/Green Area(s) highly desired (trees & flowers)
- Balance Dogs v. People
- Safety and Security
- Multiple Uses for variety of users
- Water elements
- Smaller buildings on redevelopment portion of site
- Outdoor Event Space
- Simplicity in design
- Non-traditional play areas



Park Planning Community Feedback

March 9, 2013 Park Planning Open House

Other Ideas:

- Incorporate history of neighborhood – railroad, cider factory
- Farmers Market
- Street or Alley between park and redevelopment portion of site
- Interim Community Open Space on 600 N. Henry in near-term
- Walking/Running Paths
- Public underground parking as part of the 1-acre park build-out
- Incorporate Public Art



Status of 600 N. Henry Street



Status of 600 N. Henry Street

TENANTS

Annual Rent

Three Lessee's

\$ 97,520.00

HISTORICAL REVENUE

FY14 Projected

\$ 71,580.00

EXPENSES

Projected FY13

FY 2013 Projected

\$ 97,520.00

Utilities

\$ 11,360.04

FY 2012

\$ 118,505.59

Custodial

\$ 6,300.00

FY 2011

\$ 113,907.74

Trash

\$ 485.28

Security

\$ 678.48

Maintenance Labor Cost

\$ 5,842.50

Parts Cost

\$ 900.00

Security deposit refunds due tenants

\$ 2,925.00

Total

\$ 28,491.30

NET REVENUE

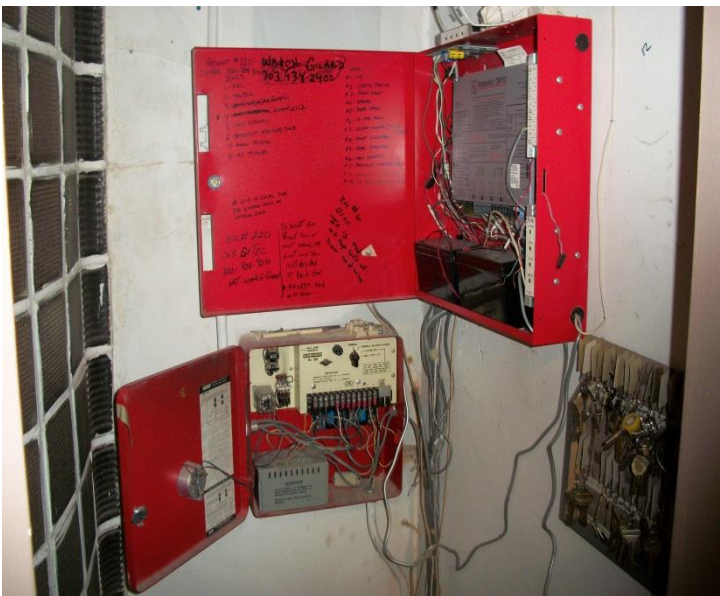
\$ 69,028.70



Building Condition Assessment

- Since the purchase in 2010 no major repairs or improvements have been completed.
- Building systems are in need of immediate replacement in order to keep functioning in it's current condition.
- To make this building marketable to lease, major renovations and upgrades will be required.
 - Environmental investigation found building materials identified with lead based paint and asbestos in the glazing of the windows.





IMMEDIATE NEEDS

HVAC Replacement

Fire System Replacement

COSTS

\$7,000 - \$10,000

\$60,000 - \$85,000

TOTAL \$67,000 - \$95,000





LEASE IMPROVEMENTS

Window Replacement/Abatement	\$10,000-\$15,000
Electrical Upgrade	\$3,000-?
Exterior Door Upgrade	\$5,000
Lead Paint Abatement (\$8-\$15SF)	\$81,904-\$153,570
Interior Lighting Upgrade	\$5,000-\$8,000
Garage Heater Replacement	\$5,000
Interior Renovations-ADA	\$110 SF
Sump Pump (unknown condition)	?



Discussion of Interim Open Space at 600 N. Henry Street

Considerations:

- 600 N. Henry Street was purchased by the City with City Open Space Funds with intent to create open space
- Cost of Interim Community Open Space/Park (<\$400,000)
 - Money is currently available
- Cost of demolition of 600 N. Henry Street is included in Braddock OSF



Discussion of Interim Open Space at 600 N. Henry Street

Community Park (1-Acre) Cost Estimates

Braddock Funds Cost Estimate Detail

Open Space Fund Account (OSF) 46,250 SF park

Item	Cost
Land acquisition-tax assessment 600 N Henry	\$2,713,000
Land acquisition-tax assessment 600A N Henry	\$2,977,000
Envtl Assessment/Remediation	\$100,000
Demolition (600, 600A N Henry)	\$470,000
Park des/devt 31,250 SF passive @\$30/SF	\$1,613,000
Park des/devt 15,000sf plaza@\$45/SF	
Utility undergrd Henry, Fayette, Pendleton (950lf@\$1500/LF)	\$1,425,000
Streetscape Henry, Fayette, Pendleton (950lf@\$318/LF)	\$302,000
TOTAL OSF COST (50% paid by City, 50%paid by new development)	\$9,600,000

Discussion of Interim Open Space at 600 N. Henry Street

Additional Considerations:

- Timeframe for redevelopment of full site is UNKNOWN
- Property tenants have received formal notice of City's intent to create open space since 2010
- City has worked with tenants to relocate; and continues to do so
- Economic development impacts
- Vacant Lot v. Grassy Open Space

City is committed to creating 1-acre community park



Park Planning Next Steps

- April 2013 - Community Meeting
- May 2013 - Park & Recreation Commission Hearing
- Summer 2013 - Park Design Consultant

